

# UNOFFICIAL COPY



Doc#: 1601256257 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/12/2016 03:02 PM Pg: 1 of 3

Commitment Number: 3388253

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 500, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To: CAMPOS GUALPA, LLC  
ServiceLink, LLC 401 LINDEN STREET  
1400 Cherrington Parkway Brooklyn, NY 11237  
Moon Township, PA 15108

Mail Tax Statements To: CAMPOS GUALPA, LLC, a New York Limited Liability  
Company: 401 Linden St., Brooklyn, NY 11237



PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
16-02-321-048-0000

## SPECIAL WARRANTY DEED


THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR7, whose mailing address is 350 Highland Drive, Lewisville, TX 75067, hereinafter grantor, for \$152,775.00 (One Hundred Fifty Two Thousand Seven Hundred Seventy Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to CAMPOS GUALPA, LLC, a New York Limited Liability Company, hereinafter grantee, whose tax mailing address is 401 Linden St., Brooklyn, NY 11237, the following real property:

LOTS 46, 47 AND 48 (EXCEPT THE EAST 50 FEET THEREOF) IN BLOCK 4 IN T.J. DIVEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 957 N HAMLIN AVE., CHICAGO, IL 60651

REAL ESTATE TRANSFER TAX		08-Jan-2016
	COUNTY:	76.50
	ILLINOIS:	153.00
	TOTAL:	229.50

16-02-321-048-0000 | 20160101658233 | 1-495-899-200

REAL ESTATE TRANSFER TAX		08-Jan-2016
	CHICAGO:	1,147.50
	CTA:	459.00
	TOTAL:	1,606.50 *

16-02-321-048-0000 | 20160101658233 | 1-333-435-456

\* Total does not include any applicable penalty or interest due.

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1521639631**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Executed by the undersigned on 11-30, 2015:

THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR7, by Nationstar Mortgage, LLC as Servicer and Attorney in Fact



By: \_\_\_\_\_

Name: Gabriel Montoya

Its: Asset Servicer

A Power of Attorney relating to the above described property was recorded on \_\_\_\_\_ at Document Number: \_\_\_\_\_

STATE OF Texas  
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 11-30-15, 2015 by Gabriel Montoya its Asset Servicer on behalf of THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR7, by Nationstar Mortgage, LLC as Servicer and Attorney in Fact who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument

Patricia McCutcheon  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: 11-30-15

Buyer, Seller or Representative

